



Farmhouse

## Syracuse

The gracious portico that bids one welcome to this elegant residence offers the first hint of an extraordinary interior design, one that beckons back to a more genteel style of living.

Accentuating this design is a first-floor plan featuring a long entrance foyer adjacent to a formal dining room, completely separated from the comfortable living room and hearth at the rear of the house by a central hallway. Just beyond the foyer, a spacious and efficient kitchen showcases an angled peninsula with counter seating. From the cheery breakfast room, sliding glass doors open onto a private, covered deck.

A conveniently accessible powder room is located across the hall from the kitchen.

On the opposite side of the home's central hall, the private owner's suite features a dressing room, two walk-in closets and a full bath featuring a soaking tub, separate shower and dual wash basins. On the second floor, a separate bedroom and full bath comprise a private guest suite. The adjoining loft is ideal for a home office, library, hobby space or storage. Available in traditional, manor or farmhouse elevations, the Syracuse includes as standard a full basement and two-car garage with an interior entry.



Rear Elevation

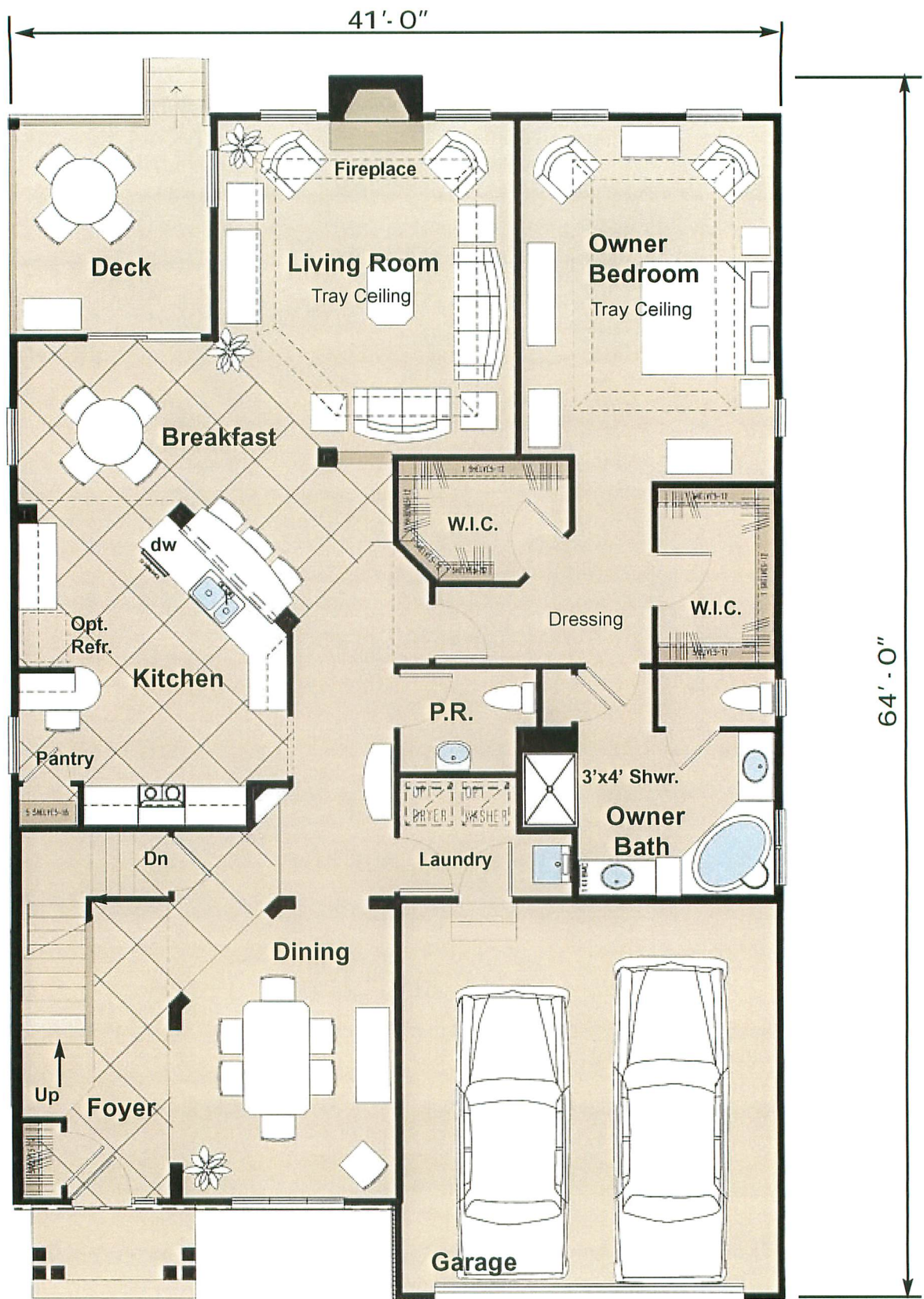
**DeLUCA**  
HOMES



Traditional



Manor

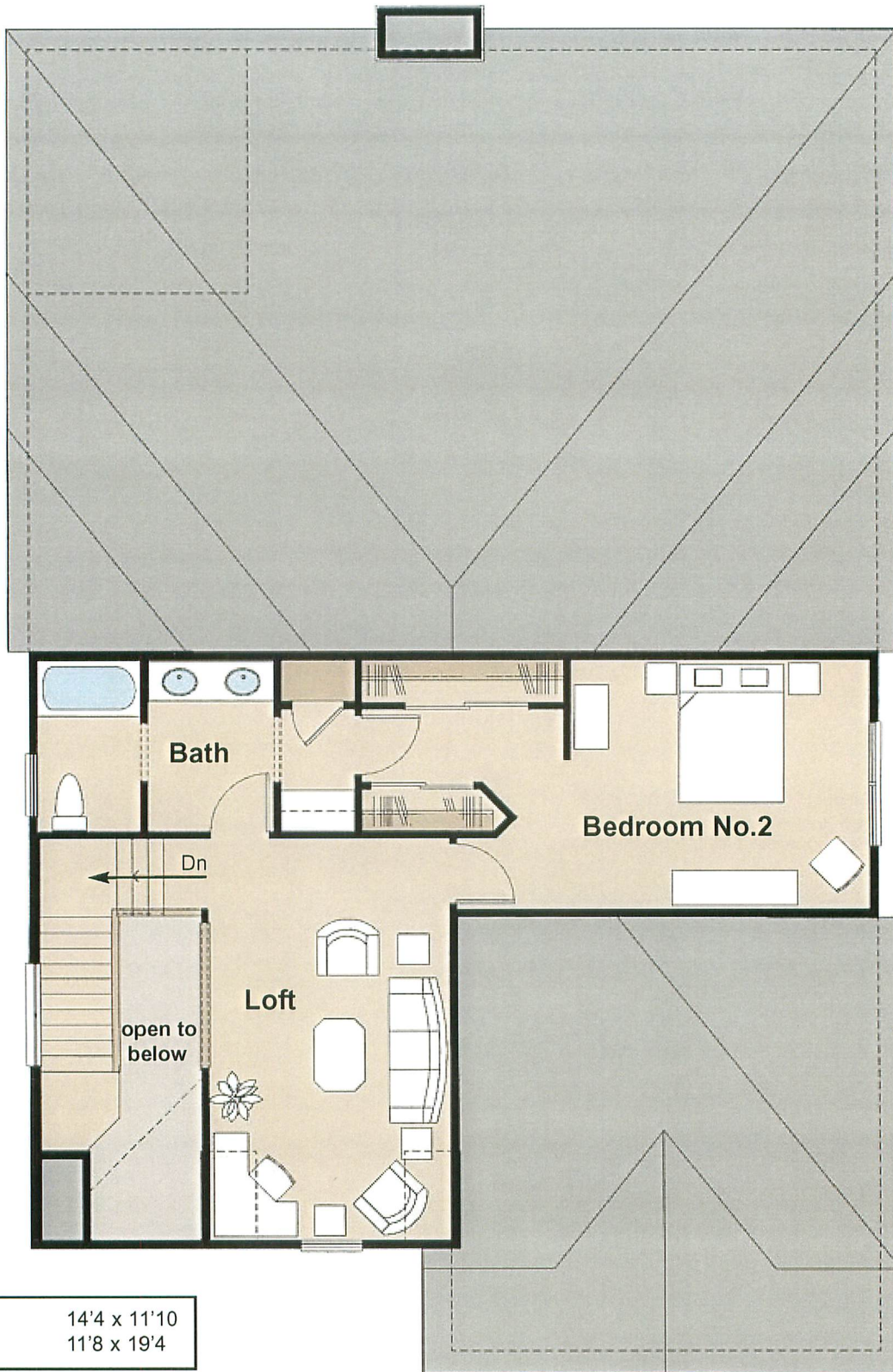


## First floor plan

Preliminary floor plans. All dimensions are approximate. The seller reserves the right to change and/or alter materials, specifications, features, dimensions, designs, landscaping and prices without notice. Landscaping is provided in the front yard only. Placement or "hand" of house, elevations of the house and the electrical service location shall all be the sole discretion of Seller. Oral representations cannot be relied upon as correctly stating the representations of the seller. Refer to the contract and the other homeowner documents for correct representations. **Note:** Furniture and built-ins shown are not included. Consult with Sales Personnel for listed upgrades and packages.

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Second Floor:	696 S.F.
First Floor:	1,925 S.F.
<b>Total Area:</b>	<b>2,621 S.F.</b>
Garage:	428 S.F.



Bedroom No. 2	14'4 x 11'10
Loft	11'8 x 19'4

Owner Bedroom	13'3 x 18'0
Dining Room	11'10 x 16'0
Kitchen	14'2 x 17'0
Living Room	15'8 x 17'6
Breakfast	10'8 x 9'0
Garage	19'10 x 20'8
Basement	40' 0 x 57'0
Deck	10'8 x 11'6

## Second Floor Plan